



MEMORANDUM

City of Watertown Planning Office

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Watertown, New York 13601

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TO: Norman J. Wayte II, Chairman, Planning Board

FROM: Kenneth A. Mix, Planning and Community Development Coordinator

SUBJECT: Site Plan Approval – 1290 Arsenal Street

DATE: June 1, 2011

Request: Site Plan Approval for construction of two 2,500 sq. ft. restaurants and two attached retail buildings totaling 15,100 sq. ft., at Watertown City Center Plaza, 1290 Arsenal Street, Parcels 8-53-103.110, 8-53-102.001, and 8-53-114

Applicant: Gregory Sgromo, PE of Dunn & Sgromo Engineers, PLLC on behalf of Millennium Development, LLC

Proposed Use: Retail and restaurant

Property Owner: Vision Development, Inc.

Submitted:

Property Survey: Yes	Preliminary Architectural Drawings: Yes
Site Plan: Yes	Preliminary Site Engineering Plans: Yes
Vehicle and Pedestrian Circulation Plan: Yes	Construction Time Schedule: Yes
Landscaping and Grading Plan: Yes	Description of Uses, Hours & Traffic Volume: No

SEQRA: Unlisted Action	County Planning Board Review Required: Yes
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Zoning Information:

District: Planned Development District 23	Maximum Lot Coverage: 40%
Setback Requirements: 50 ft	Buffer Zone Required: As required by Planning Board

Overview: At the April 5, 2011 meeting the Planning Board considered a conceptual Site Plan showing changes to the Watertown City Center project, in Planned Development District #23. The applicants have returned to submit a final Site Plan for the construction of two buildings in the section of the PDD immediately east of the existing Holiday Inn.

The proposed project includes the construction of two attached 2,500 SF restaurants in the southwesterly corner of the site, and a two attached retail spaces (one 6,000 SF and one 9,100 SF) in the northeasterly corner of the site. There will be a paved patio of substantial size along the southern wall of the restaurant building. Parking lots will surround each building, with a total 156 new parking spaces being constructed.

General: The Engineering Department provided the follow general requirements:

- The applicant must revise Detail #8 on sheet SP2.1 to show a maximum fence height of 6 feet.
- The applicant must provide preliminary architectural plans for the proposed retail building.

Traffic & Parking: Development in PDD #23 must comply with § 310-47 of the Zoning Ordinance, regarding parking counts for business and commercial properties. Accordingly, 5 parking spaces are required for each 1,000 SF of floor area. With 20,100 SF of floor area proposed, 101 parking spaces are required. The applicant plans to construct 156 spaces, well beyond the requirement.

Based on the proposed 74 parking spaces for the restaurant building, one additional handicap space with a 5 foot aisle is required. A fourth handicap space will be required if the extra 14 spaces on the north side of the lot are constructed in the future.

No traffic study has been performed for any of the development in the PDD, as of yet. As mentioned in previous Staff Reports for this development, no traffic study is needed at this time, but it would be advisable to require one before construction of Phase III begins (which includes a large big-box store on the north end of the PDD).

There is one major change to vehicle circulation, namely the elimination of the existing driveway splitting the proposed 15,100 SF retail structure and the proposed bank. This driveway has been replaced by additional parking for the retail building. This change is unlikely to cause problems, as long as the driveway just north the proposed retail building is reserved for use as a thoroughfare route to the northern half of the development. More specifically, the Planning Board should stipulate that the margins of this driveway remain free of parking, and that all entrances to the drive be marked with stop signs.

Further, in order to improve safety along Western Blvd., the Engineering Department recommends that the applicant remove the driveway connecting Western Blvd. to the southeast corner of the proposed retail parking lot.

NYSDOT still holds the title to the property on which Western Blvd. is situated, and will require a Curb Cut Permit for the proposed driveway. The applicant must provide copies of all correspondence with the NYSDOT regarding the curb cut permit.

The applicant must submit a Striping and Signage Plan. The survey limits should be extended to show the east side curb line of Western Boulevard and the existing street striping in front of the proposed Bank and Retail buildings.

A four-way stop must be provided at the intersection in the center of the four pad sites. Also remove at least three proposed parking spaces located in the southeast corner of the intersection to provide visibility of the stop sign when traveling north on the street.

The City's fire equipment requires a minimum 21 foot inside turn radius. The applicant must ensure that the fire department can access the paved areas surrounding the buildings, in light of this requirement.

The Overall Site Plan showing future build out of the site depicts the entrance across from the driveway to 1268 Arsenal Street (possibly closed?), as well as a new drive closer to Western Blvd. The applicant should be aware that any entrance in this area may not be closer to Western Blvd. than the existing, for traffic safety reasons.

Further, in future development traffic issues may develop on the North-South drive splitting the retail and restaurant buildings. The applicant must either a) introduce traffic calming measures to prevent thoroughfare traffic on this segment of the drive or b) remove all parking spaces along its margin—including the 26 proposed spaces to the east of the restaurant, and the 16 existing spaces to the west of the retail building.

Pedestrian Circulation: Pedestrian access to the proposed buildings is very limited. While reviewing changes to the Planned Development District plan in 2010, the Planning Board put a very high priority on pedestrian connections and vehicular circulation. Aside from those walkways immediately adjacent to the building walls, only a single sidewalk is proposed, crossing the center of the landscaped island just west of the retail building. No detail of a typical handicap ramp was provided, nor have the proposed locations of handicap ramps been called out on the Utility Plan or Site Plan (with the exception of the handicap parking spaces, which call for a flush curb).

The Planning Board should require additional sidewalks as a condition of approval. A safe and accessible route should be provided from the hotels to the proposed buildings. The sidewalk should be constructed in the area between the proposed parking lot for the two restaurants and the existing drive. The sidewalk along the westerly margin of Western Blvd. should be extended to the north, past the proposed retail buildings.

Further, the applicant is reminded that a pedestrian connection between Western Blvd. and the AT&T store must be provided—following the southerly margin of the unnamed drive immediately south of the proposed restaurants. This new sidewalk should connect to the existing sidewalk on the western margin of Western Blvd., and a painted crosswalk should be provided across the driveway that exits the northerly side of 1268 Arsenal St. The construction of this walkway was a condition on the approval of the Hilton Garden Inn site plan in March of 2010, and a Certificate of Occupancy will not be issued for the Inn until this walkway is constructed.

Utilities: The applicant must change the linetype for the existing water lines from dashed to the linetype shown on the legend, to aid visibility. The water mains must be labeled with size and type. The applicant must depict and label water service for both proposed buildings. The applicant must specify a 6" water line for the relocated hydrant rather than an 8" line.

The sanitary sewer service for the restaurant building is not shown. The applicant must depict and label a sanitary lateral, and label to location of the grease trap. The applicant must also confirm that the existing 8" sanitary pipe will be used to service the retail building.

The fire hydrant currently shown near the southeast corner of the retail building must be relocated to the southeast corner of the 4-way intersection between the retail and restaurant buildings. The applicant must confirm this location with the City Water Department before construction.

Stormwater: A SWPPP and Stormwater Report were submitted by GYMO on July 13, 2010. This documentation included the buildout of Phase I and II. Under the previously approved plan the four pads east of Holiday Inn Express had 4.6 AC of impervious area. The revised site plan also has 4.6 AC of impervious area, and should not result in a significant change in stormwater flows.

Although the City review process will include the approval of the stormwater system for these four pads, the applicant must submit plans to the NYSDOT for their approval since the off-site stormwater system is owned by the NYSDOT. The applicant must provide copies of all correspondence with the NYSDOT related to their approval.

The applicant must provide a stamped and signed copy of the Stormwater Pollution Prevention Plan.

Landscaping: The landscaping plan shows a mixture of trees and shrubs throughout the site and around the proposed buildings. The Planning Board's Landscaping and Buffer Zone Guidelines call for street trees to be planted adjacent to all drives. The plans show that this requirement has been met for the most part, except along the northern side of the restaurant buildings. The Guidelines also stipulate one interior parking lot tree for every fifteen parking spaces meaning there should be at least 11 trees planted within the parking lot area. With 11 interior parking lot trees shown, the applicant's plan satisfies the Guidelines in this respect, but tree coverage could be improved with an additional tree in the island near the southeast corner of the retail parking lots.

11 of the 20 proposed trees are Sunburst Locust while another 6 are Red Maple. Under the General Provisions of the Guidelines there is a paragraph which recommends that no one species of tree take up more than 15% of the total amount of landscape plantings. Staff would recommend that the applicant add to the diversity of the plantings to ensure that the 15 % goal is met. Diversifying the plantings will help protect against various tree diseases and insects and will overall promote a better urban forest city wide.

Summary:

1. The applicant must revise Detail #8 on sheet SP2.1 to show a maximum fence height of 6 feet.
2. The applicant must provide preliminary architectural plans for the proposed retail building.
3. The applicant must provide one additional handicap space with a 5 foot aisle in the parking area for the restaurant buildings, and must add a fourth handicap space if the extra 14 space on the north side of the lot are constructed in the future.
4. The applicant must maintain the east-west drive just north of the proposed retail building as thoroughfare access to the yet-undeveloped northern half of the PDD. This thoroughfare route should remain free of street-side parking, and all access points should have stop signs installed.
5. The applicant must remove the driveway connecting Western Boulevard to the southeast corner of the proposed retail parking lot.
6. NYSDOT still holds the title to the property on which Western Blvd. is situated, and will require a Curb Cut Permit for the proposed driveway. The applicant must provide copies of all correspondence with the NYSDOT regarding the curb cut permit.

7. The applicant must submit a Striping and Signage Plan and the survey limits should be extended to show the east side curb line of Western Boulevard and the existing street striping in front of the proposed Bank and Retail buildings.
8. The applicant must provide a four-way stop at the intersection in the center of the four pad sites. Also remove at least three proposed parking spaces located in the southeast corner of the intersection to provide visibility of the stop sign when traveling north on the street.
9. The applicant must ensure that the paved areas surrounding the buildings are accessible to the city's fire equipment, which requires a minimum 21' inside turn radius.
10. A sidewalk should be constructed in the area between the proposed parking lot for the two restaurants and the existing drive to provide a safe and accessible pedestrian route from the hotels to the proposed buildings.
11. The sidewalk along the westerly margin of Western Blvd. should be extended to the north, past the proposed retail buildings.
12. The applicant must change the linetype for the existing water to match the legend. The mains must be labeled with size and type.
13. The applicant must depict and label water service for both proposed buildings.
14. The applicant must specify a 6" water line for the relocated hydrant rather than an 8" line.
15. The applicant must depict and label a sanitary lateral for the proposed restaurant, and label the location of the grease trap.
16. The applicant must confirm that the existing 8" sanitary pipe will be used to service the retail building.
17. The applicant must relocate the proposed hydrant at the southeast corner of the retail building to the southeast corner of the 4-way intersection between the retail building and the restaurant.
18. The applicant must provide a stamped and signed copy of the Stormwater Pollution Prevention Plan.
19. The applicant should submit stormwater drainage plans to the NYSDOT for their approval and provide copies of all correspondence with the NYSDOT related to that approval.
20. Street trees should be added along the northern side of the restaurant buildings and an additional shade tree should be added in the island near the southeast corner of the retail parking lots.
21. To help protect the urban forest against various tree diseases and insects, the applicant should diversify the tree species to ensure that no one species makes up more than 15% of the total.

cc: Planning Board Members
City Council Members
Robert J. Slye, City Attorney
Justin Wood, Civil Engineer II
Gregory Sgromo, P.E.